



CAESAR BREEZE

**CAESAR BREEZE**





CAESAR BREEZE



AFIK  
group

FOR ILLUSTRATION ONLY



# LOCATION & ACCESSIBILITY

- ✓ 43 min drive to Gate Marine
- ✓ 48 min drive to Girne
- ✓ 43 min drive to Karpaz
- ✓ 1h 26 min drive to Lefkoshia
- ✓ 40 min drive to Ercan Airport
- ✓ 36 min drive to Famagusta
- ✓ 41 min drive to Ercan
- ✓ 1h 8 min drive to Larnaca
- ✓ 28 min drive to Beshparmak
- ✓ 1h 4 min drive to Saint-Hilarion



CAESAR BREEZE



Caesar Breeze is located in Tatlisu village. The climate is typical to Mediterranean weather, due to the sea breeze and pine forests the summer season is very mild as well as the winter.



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Caesar Breeze



**Your Dream**  
OF A SEASIDE LUXURIOUS  
HOME IS ABOUT TO COME  
**Come True!**

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# Tatlisu

The entire project covers 133.800 m<sup>2</sup>.

Caesar Breeze is a modern residential complex developed and designed by Afik Group and offers semi-detached villas and apartments.

Located only 200 meters from the well equipped beach, surrounded by the breath-taking views of the Mediterranean Sea and Mountains, Caesar Breeze is the perfect place to live a peaceful life or just to enjoy a vacation.



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# Facilities



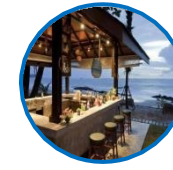
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Restaurant  
Healthy  
Food



BBQ  
Areas



Beach Bar



Bar



Supermarket



Pools



Waterflow



Tennis  
Court



Basketball



Meditation  
wellness  
center





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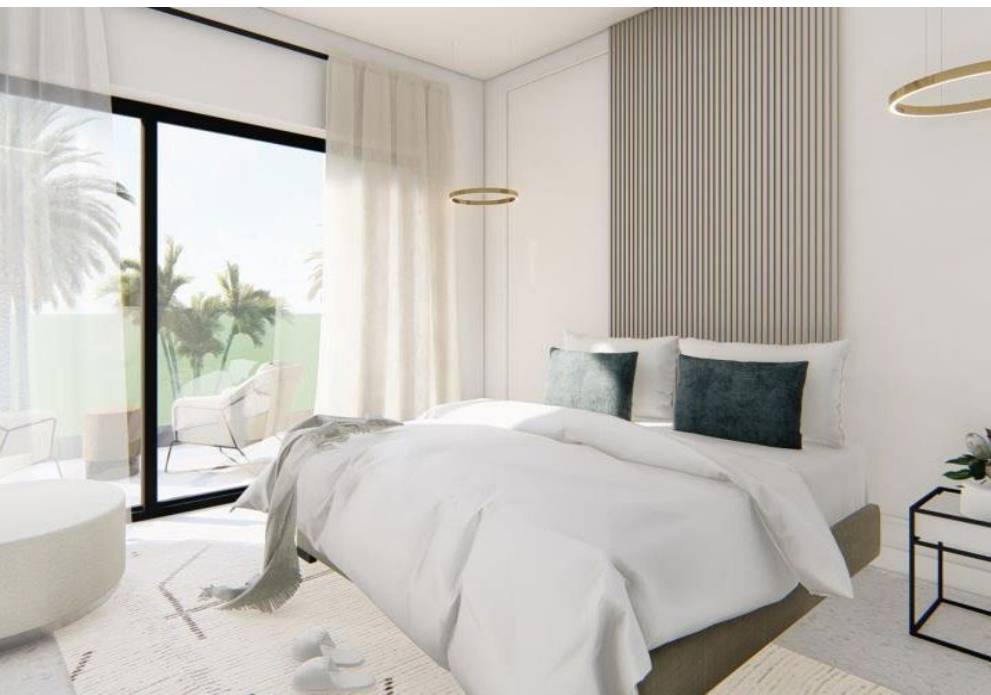
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PHASE 1





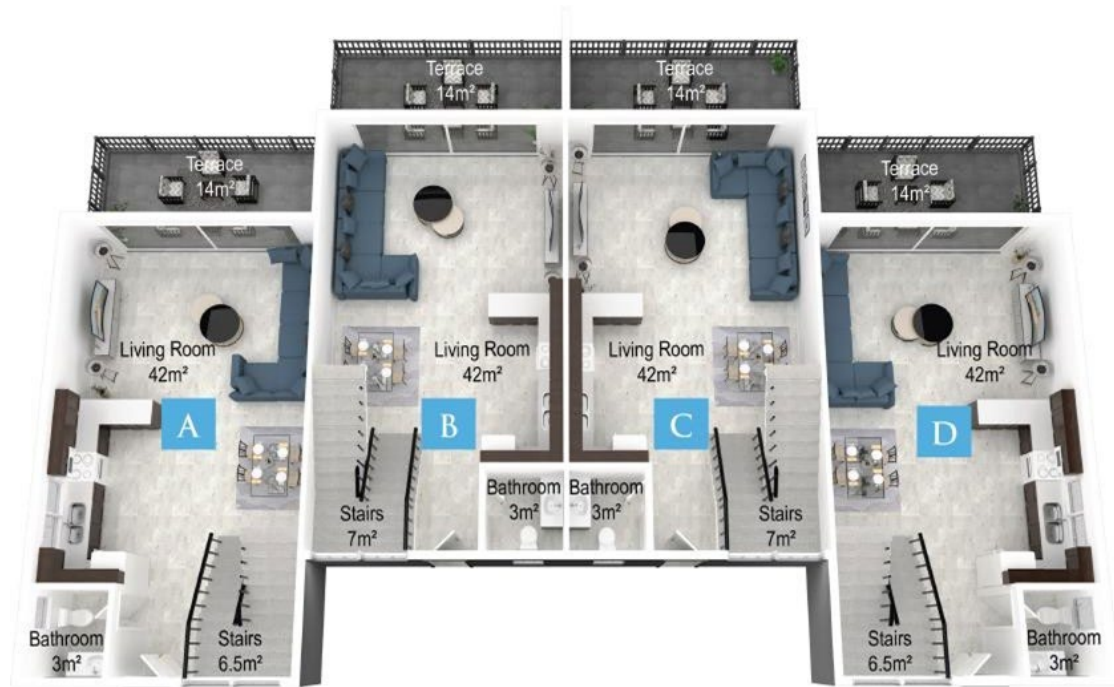
**CAESAR  
BREEZE  
PHASE 1**



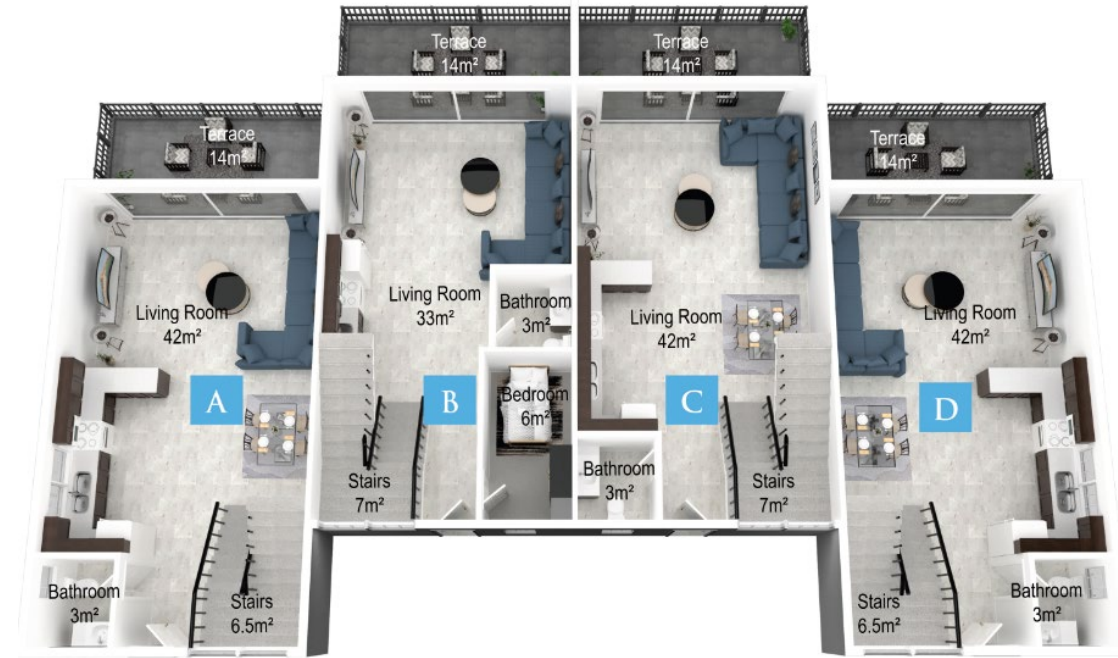
CAESAR BREEZE  
INTERIORS



CAESAR BREEZE



Caesar Breeze Quatro  
Ground Floor

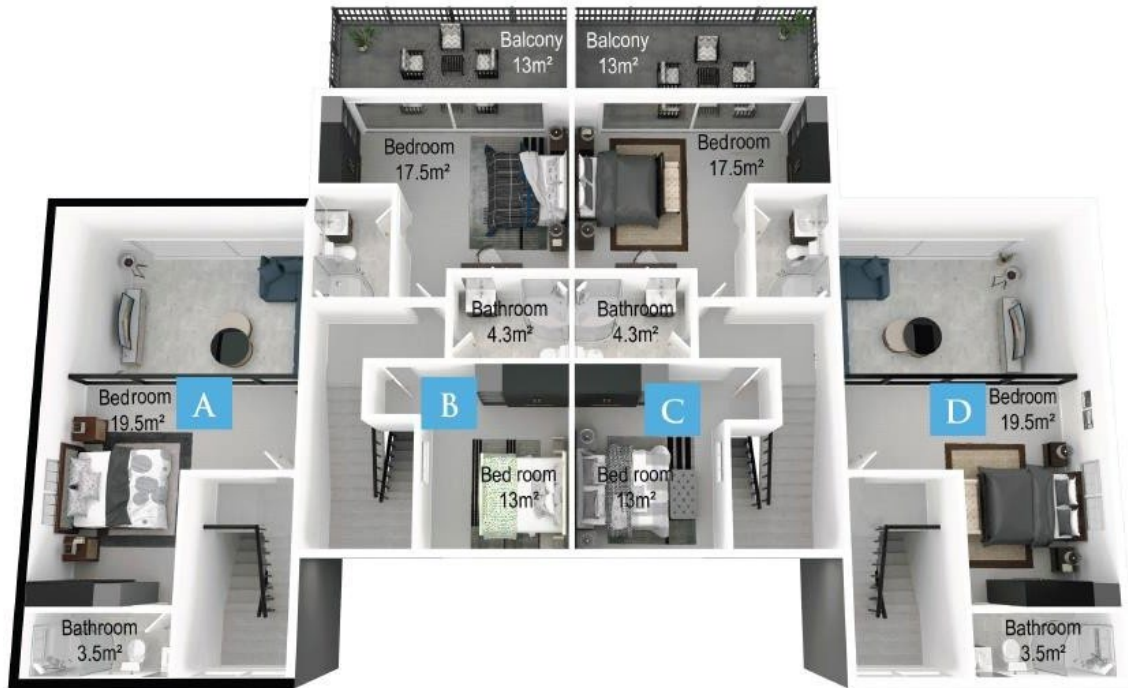


Caesar Breeze Quatro Optional  
Ground Floor

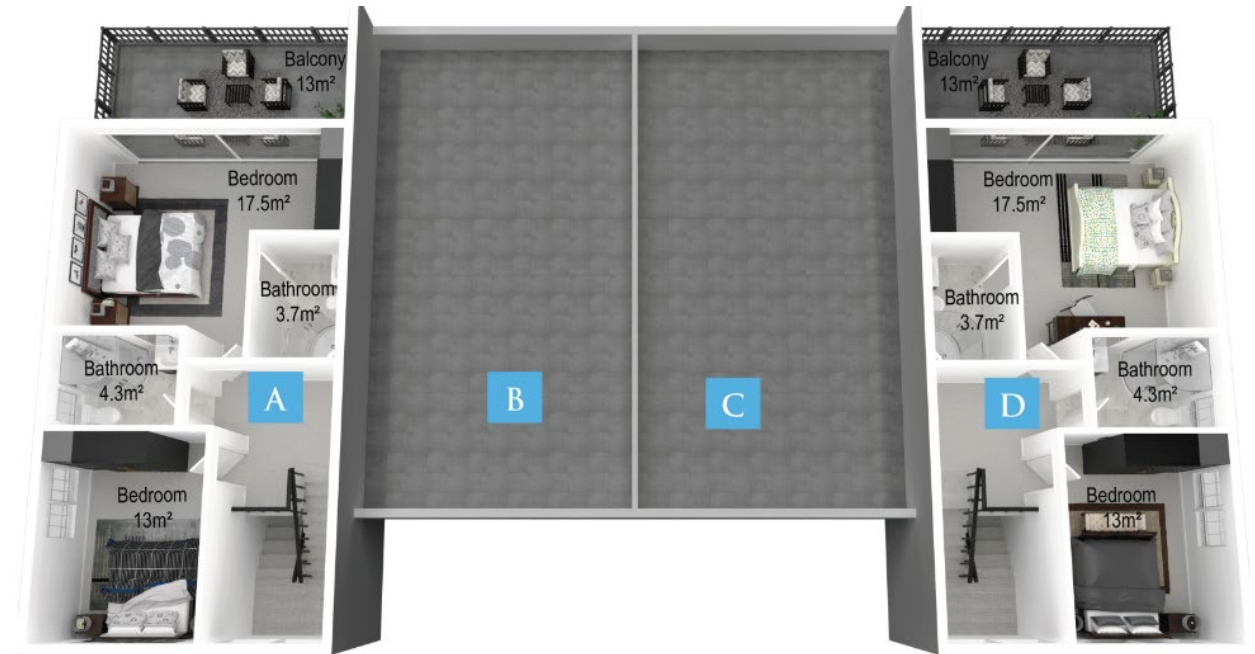




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Caesar Breeze Quatro Mezzanine & First Floor



Caesar Breeze Quatro First Floor





CAESAR BREEZE  
SITE PLAN PHASE 1



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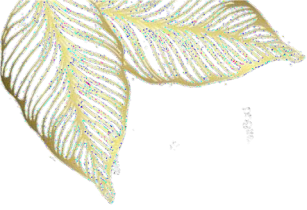


Caesar Breeze Venus Ground Floor

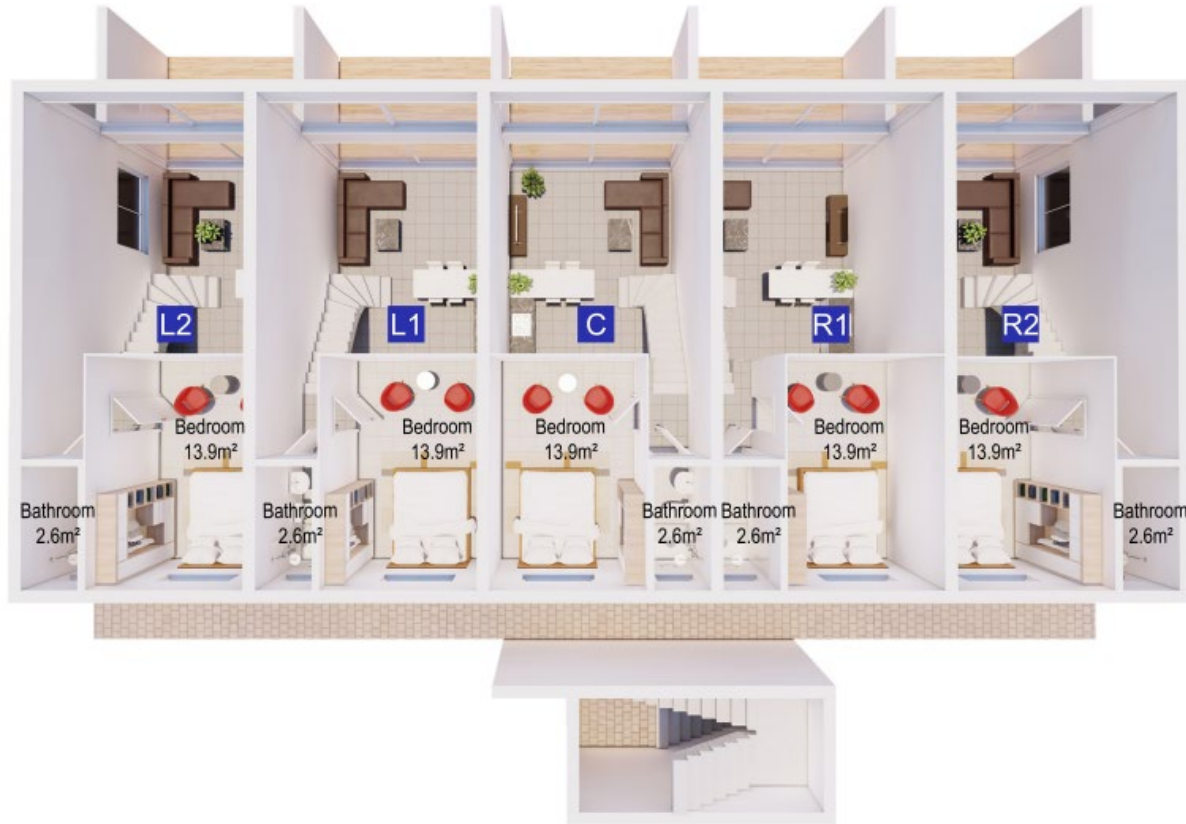


Caesar Breeze Venus First Floor





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Caesar Breeze Venus Gallery Floor



Caesar Breeze Venus Roof Floor







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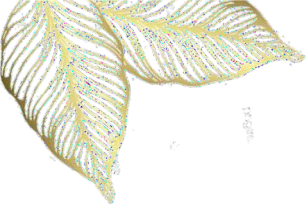


Caesar Breeze Mercury Ground Floor



Caesar Breeze Mercury First Floor





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Caesar Breeze Mercury Gallery Floor



Caesar Breeze Mercury Roof Floor





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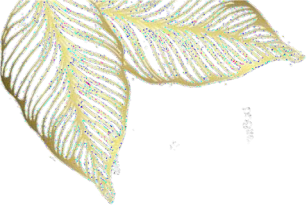


Caesar Breeze Castor & Arcturus  
Ground Floor

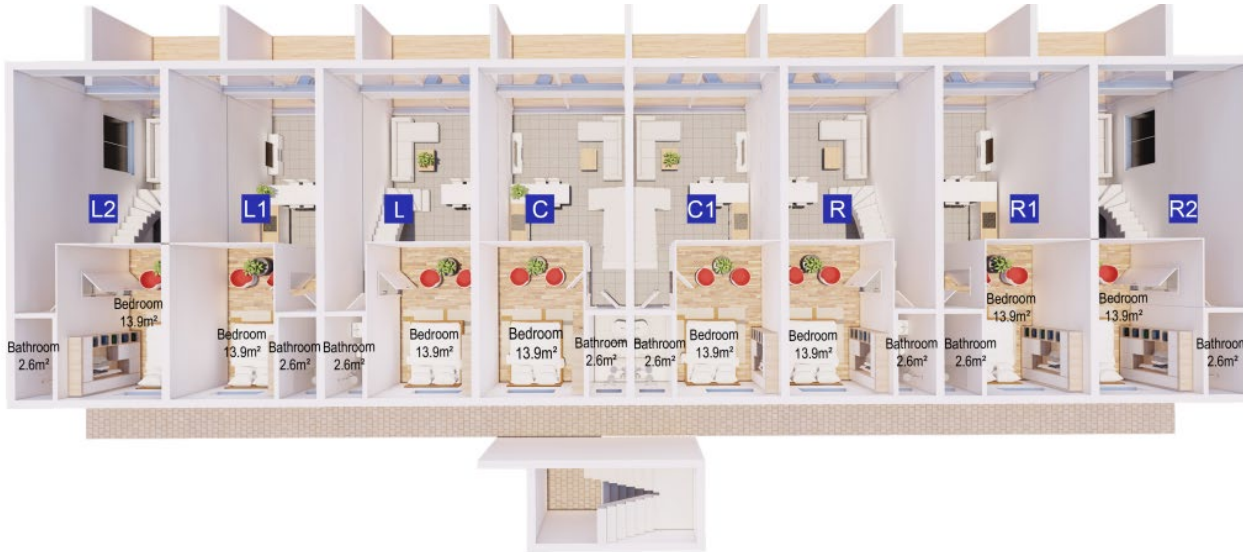


Caesar Breeze Castor & Arcturus  
First Floor





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Caesar Breeze Castor & Arcturus  
Gallery Floor



Caesar Breeze Castor & Arcturus  
Roof Floor





# CAESAR BREEZE EXTERIORS





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PHASE 2



OMEGA

DELTA

LYRA

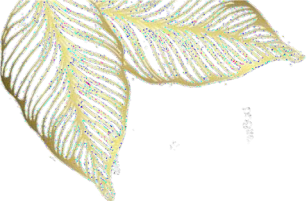
ANDROMEDA

ALPHA

BETA

SIRIUS

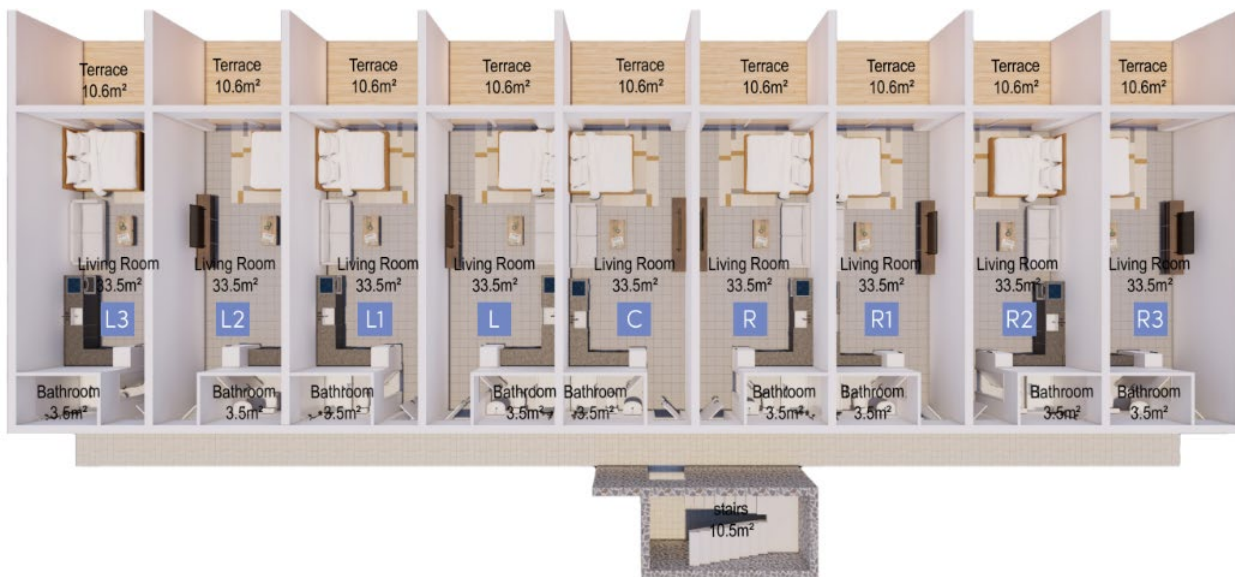
**CAESAR BREEZE  
SITE PLAN PHASE 2**



# OMEGA, DELTA, LYRA, ANDROMEDA, SIRIUS, BETA & ALPHA



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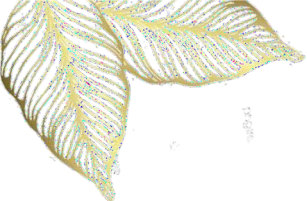
Caesar Breeze Ground Floor



Caesar Breeze First Floor







# OMEGA, DELTA, LYRA, ANDROMEDA, SIRIUS, BETA & ALPHA



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Caesar Breeze Gallery Floor



Caesar Breeze Roof Floor





# CAESAR BREEZE INTERIORS





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EXTERIORS



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# Semi-Detached Villas



**CAESAR BREEZE  
SITE PLAN PHASE 3**

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BREEZE  
PHASE 3





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INTERIORS



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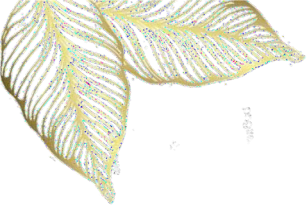
Caesar Breeze Detached Villa  
3+1 Ground Floor



Caesar Breeze Detached Villa  
4+1 Ground Floor







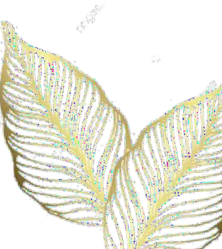
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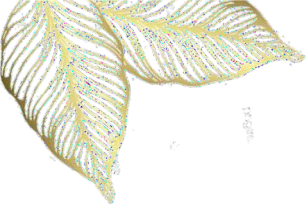


Caesar Breeze Detached Villa  
3+1 First Floor



Caesar Breeze Detached Villa  
4+1 First Floor





Caesar Breeze Semi-Detached Villa Basement Floor



Caesar Breeze Semi-Detached Villa Ground Floor



Caesar Breeze Semi-Detached Villa First Floor

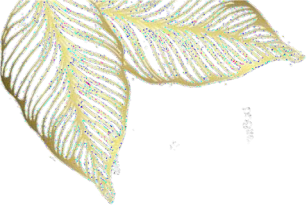


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CAESAR BREEZE  
EXTERIORS



# Payment Plan



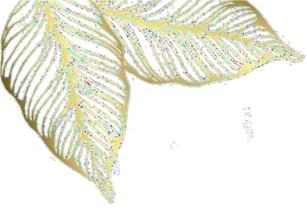
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1000-GBP non refundable deposit fee
30% down payment
70% remaining within 72months no % instalments, starts in 1 month after 30%
VAT + utility fee within 1 year after the key handover

## MAINTENANCE FEE IN GBP (annual), starting from key handover

TYPE	ANNUAL FEE
2+1	£ 1000
3+1	£ 1000
Detached villa	£ 1000





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# Furniture pack & Design (ready for rental)

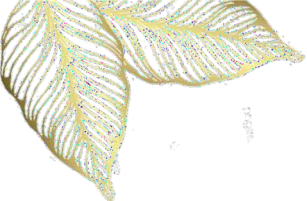
PAYMENT MUST BE ON DOWN PAYMENT, NO MATTER WHEN APARTMENT IS READY

TYPE	FEE
2+1	£ 16 000
3+1	£ 19 000
Detached villa	£ 25 000

## Handover Date

2.5 years after the down payment plus 4 months grace





# EXTRA FEE (ONE-TIME PAYMENT)



VAT	5%	to be paid within 1 year after key handover
Utility Connection	£ 1,500 - £ 3,000	
Stamp duty	0,50%	after site construction & full payment are done
Lawyer fee	£ 1,500*	
Title deed transfer	3%**	after site construction & full payment are done
Misc. payments	KibTek connection / Annual Council tax fee / Garbage collection fee / water / electricity / internet	

\*lawyer fees might vary depending on different lawyer and services provided

\*\* periodically government sets a discounted % temporary, to attract the foreign investors





## CAESAR BREEZE



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